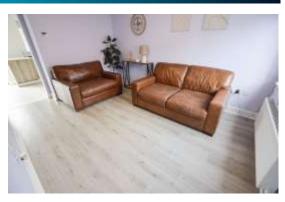


# Crocus Drive Blyth

- Semi Detached House
- Two Bedrooms
- Sought After Estate
- Down Stairs WC
- Off Street Parking

£ 155,000





ROOK MATTHEWS SAYER

# **Crocus Drive**

# Blyth

#### ENTRANCE

UPVC entrance door

#### **ENTRANCE HALLWAY**

Single radiator

#### CLOAKS/WC

Low level WC, double glazed window, single radiator, tiled floor

#### LOUNGE 13'15 (3.99) X 9'68 (2.90)

Double glazed window to front, single radiator

# KITCHEN/DINER 14'37 (4.34) X 8'17 (2.46)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob, integrated fridge/freezer, plumbed for washing machine, tiling to floor, double glazed patio doors to rear garden

# FIRST FLOOR LANDING

Loft access

#### BEDROOM ONE 14'42 (4.37) X 10'70 (3.22)

Double glazed window to rear, single radiator, built in cupboard

#### BEDROOM TWO 11'74 (3.53) X6'51 (1.98)

Double glazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, single radiator, tiling to walls, tiled flooring

#### FRONT GARDEN

Lawn area, block paved driveway, EV charging point

# REAR GARDEN

Laid mainly to lawn, patio arear, westerly facing

# PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre to premises Mobile Signal Coverage Blackspot: No

Parking: Driveway

Management fee: Approx £120 to £150 per annum

EV charging point: Yes

# MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

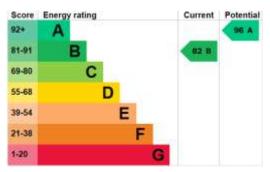
# TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

# COUNCIL TAX BAND: A

EPC RATING: B

BL00011422.AJ.DS.03/02/2025.V.1











Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

